

Village of Misenheimer
Council Meeting - Community Building
Monday, May 8, 2023 6PM

Council Present: Michael “Frizbee” Herron, Mayor
Jeff Watson
Peter Edquist
Micah Edquist, Mayor Pro-Tem
Mike Burrage

Staff: Anita Blair, Administrator/Clerk
Erik McGinnis, Police Chief

Visitors: Mike Riemann, CTT Representative

Council Absent: None

1. Call to Order: Mayor Herron called the meeting to order at 6:00 pm.

2. Moment of Silence: Mayor Herron requested that a moment of silence be observed.

3. Ethics Statement: Anita Blair read the Ethics Statement asking if any Council members present may have any potential conflict(s) of interest or any known or perceived conflict(s) of interest related to the meeting Agenda presented. No conflicts were noted.

4. Introduction of Visitors: Mayor Herron welcomed Mike Riemann, Carolina Thread Trail Representative.

5. Approval 05/08/23 Council Meeting Agenda: Peter Edquist moved to approve the agenda as presented. Mike Burrage seconded the motion and it was approved by a 4/0 vote.

6. Approval of 03/13/23 Council Meeting Minutes: Mike Burrage moved to approve the Council meeting minutes as presented. Peter Edquist seconded the motion and it was approved by a 4/0 vote.

7. Public Comment Period: No public comments were heard.

8. Carolina Thread Trail Railroad Crossing – Mike Riemann: Mike Riemann reported talking with Emily Hughes Morilla and Sabrina Fleischman with EDP Renewables about the future expansion of the Carolina Thread Trail (CTT). He provided to them a proposed map of the CTT along the John Pickler property where the Solar Farm will be located.

His proposal was to head west from Hwy 52 N down Wesley Chapel on either side of the street. It would be logical to stay on the left side continuing the sidewalk from the railroad crossing to Gladstone. Between Gladstone and the Jon Byers property, the proposal would be to cross the road, with a possible push button light, and have a natural trail running beside the Joines property (the duplex), turning right behind the Joines property and running along the Pickler fence line (behind the properties on Wesley Chapel and Lions Club Road), ultimately joining Glenmore Road.

Micah Edquist arrived at 6:07 pm.

Mayor Herron expressed opposition to a flashing light crossing near his house. Micah Edquist expressed opposition to foot traffic behind his house.

Mr. Riemann stated that Council should think about what they want. He said, “If you’re going to spend the money to cross the railroad track, you need to take it somewhere.”

Mr. Riemann reported that we have an updated contract for the Wesley Chapel railroad crossing, but not a contractor at this point.

Micah Edquist stated that we need to get some central sidewalks and connect the campus. Continuity to the campus is needed.

Anita Blair reported that at the March, 2023 meeting, Council directed her to meet with Chambers Engineering to evaluate three proposed areas for sidewalks. Those were 1) across the front of the Pfeiffer University Campus, 2) down Wesley Chapel Road, and 3) to the Clearview Apartments. She reported that Chambers Engineering issued a letter stating that without doing assessments for every area, the most advantageous project site is the US Hwy 52 route paralleling the north side of Pfeiffer University campus starting at Ward Drive and ending in the vicinity of Henry Pfeiffer Chapel. She reported that this item will be further addressed later in the agenda.

Mike Riemann left at 6:40 pm.

9. Review Unaudited Financial Status at 04/30/23: Micah Edquist reported the following reconciled bank balances at 04/30/23 as follows:

General Fund	\$ 781,128
Powell Bill Fund	\$ 137,486
Carolina Thread Trail	\$ 10,197 (Grant #2) Trail Acquisition Grant (Village, Richfield & New London)

Budget Amendment(s): Micah Edquist moved to approve the budget amendment proposed to decrease General Government Capital Outlay \$7,700 and increase R & M Community Building \$3,950 for kitchen and ceiling repairs, and increase R & M Gladstone \$3,750 for tree removal. Mike Burrage seconded the motion and it was approved 5/0.

Auditor Discussion: Anita Blair reported that Huneycutt, Parsely & Taylor, CPAs, PLLC will no longer be auditing due to the ever-changing audit environment and the loss of a key audit employee. Two proposals were presented. The first proposal was for Strickland Hardee, PLLC for \$7,500. The second was from Tony Brewer, CPA, PC for \$5,000. Micah Edquist moved to accept the Tony Brewer, CPA, PC proposal for \$5,000. Peter Edquist seconded the motion and it was approved 5/0.

10. Present Proposed 23/24 Budget Ordinance: A budget overview was presented highlighting the key components. The proposed budget was \$612,950.

Personnel – Council accepted the proposed 4.1% COLA increase, adding two additional holidays along with longevity pay.

Police Budget – Council removed the proposed 12 x 12 storage building for \$8,575. If the Police Vehicle that was approved and budgeted in FY 22/23 is not received by the end of the current fiscal year, \$47,500 will need to be included.

Gladstone – Council removed all proposed Gladstone funding of \$23,100 at this time. Once the quote is received from Denny Wagoner, Council will address the proposal at that time and a budget amendment will be made.

Community Building – Council reduced the proposed cabinet quote by \$12,500 and included \$2,000 additional plumbing.

Village Square – Council reduced the proposed amount by \$6,000.

Village Signs – Council reduced the proposed amount by \$3,000.

20th Anniversary Celebration – Council removed this line item for \$10,000 and decided to wait for the 25th year Anniversary to allow time to accomplish more in the Village.

11. American Rescue Plan (ARP) Policy Approval: A Financial Management and Internal Controls Policy was presented as part of the recommended policies for the ARP funds. Mike Burrage moved to approved the policy presented. Jeff Watson seconded the motion and it was approved 5/0.

12. Planning Board Appointments/Reappointments: The terms of Jeff Watson and 1st Alternate, Peter Edquist were set to expire on June 30th. Mike Burrage moved to reappoint Jeff Watson to the Planning Board and to move Emily Carella from the 5th Alternate position to the 1st Alternate position, reappointing Peter Edquist as an Alternate to the 2nd position, shifting each of the remaining Alternates in the current order to the next position. The Alternates shifted as follows: 1st-Emily Carella, 2nd-Peter Edquist, 3rd-Micah Edquist, 4th-Michael Herron, 5th-Mike Burrage. Micah Edquist seconded the motion and it was approved 5/0.

13. Police Report – April, 2023: Chief McGinnis reviewed the March and April Police Reports for Council. The April, 2023 report reflected 30 traffic stops, 15 total charges, 15 warning citations, 3 arrests, 45 calls, 186 details and 222 security checks. There were 11 mutual aid requests from the Stanly County Sheriff’s Office and State Highway Patrol. The March, 2023 report reflected 42 traffic stops, 24 total charges, 18 warning citations, 2 arrests, 67 calls, 169 details and 243 security checks. There were 6 mutual aid requests from the Stanly County Sheriff’s Office and State Highway Patrol.

14. Merner Terrace Roundabout: Anita Blair reported that Lee Snuggs, Rocky River Regional Planning Organization (RRRPO) Director, called and wanted to know if the Village Council and Pfeiffer University were in favor of the proposed roundabout at Merner Terrace because this item was going before the Technical Coordinating Committee (TCC) on May 9, 2023 and Technical Action Committee (TAC) on May 18, 2023 for approval. After consulting with Chief Erik McGinnis, who has attended the TCC meetings in Anita Blair’s absence, he stated that both Pfeiffer University and the Village Council were on board. Chief McGinnis spoke with Pfeiffer University’s CFO, Robin Leslie and President Scott Bullard. They were both in agreement.

Mayor Herron reported that he has been urging this project to happen at the TAC meetings. His reasoning was to free up the police staff from directing traffic twice per day. It will slow down traffic and will be safer. The money will come NC Department of Transportation (NCDOT) and will not be a cost to the Village.

Anita Blair expressed concern about how the proposed sidewalk through Pfeiffer will get around the proposed roundabout. The purpose of the sidewalk is to provide connectivity ultimately to the sidewalk to Richfield.

Micah Edquist stated that he was on the fence because it is permanent and that the traffic may be different in the future. He doesn’t want to “tattoo” the Village and have something that will affect the Village for 40 years. He stated that he is all for safety and all for flow but feel this may speed things up in the Village. It is a big decision and we need more time to evaluate. He feels that this could be a bigger problem with being put in a broadside position.

Mike Burrage feels that it is a tight area and people will be fighting for position. He asked if we even had a say since NCDOT and Pfeiffer were the key players. He asked how long the project would force detours and be an inconvenience. He requested that Erik ask the RRRPO to give us one more month. He also stated that the Community needs to know about this as well. We shouldn’t make the decision based on our wants or dislikes.

Peter Edquist moved not to accept the roundabout. He later retracted the motion.

Jeff Watson stated he was OK with the design, but would like more information and more time.

Peter Edquist expressed concern about the two existing crosswalks working in conjunction with the roundabout.

Chief McGinnis will attend the TCC meeting on May 9, 2023 and will communicate to Lee Snuggs that the project is not unanimous among the Village Council.

15. Chambers Engineering – Sidewalk Proposal: Anita Blair reported that she and Chief McGinnis met with Pfeiffer University representatives President Scott Bullard, CFO Robin Leslie, and Sodexo’s Joe Bahr who is over the facility management. They were all in favor of the proposed sidewalk.

A proposal from Chamber’s Engineering was presented to include a base survey of the project area to include boundary and right-of-way, physical features, topography and known underground utilities. Services for the design of the proposed sidewalk improvements will be contracted under a separate contract pending completion of this contract. Reimbursables such as printing and reproduction, filing and permit fees will be billed on a time and expense basis as incurred. The deliverables will be a sealed physical/boundary/topographic survey.

Mike Burrage moved to approve the contract in the amount of the \$7,300. Jeff Watson seconded the motion and it was approved 5/0.

16. Zoning Ordinance Interpretation: Micah Edquist reported that before the Charter of the Village, there were properties of less than 2 acres. When the Village was incorporated, the Zoning decision was made that 2 acres was the minimum lot size for new development. Recently, there have been inquiries about building on properties that are less than 2 acres which were in existence before incorporation. He believes that erroneous information has been previously given regarding these lots. Mr. Edquist wants to point out that Section 10.4 of the Zoning Ordinance, Nonconforming Vacant Lots addresses these situations as long as certain criteria is met.

17. Other Business: No other business was heard.

18. Closed Session to Discuss Personnel Pursuant to NCGS 143-318.11(a)(6): Jeff Watson moved to go into closed session. Micah Edquist seconded the motion and it was approved 5/0.

Chief Erik McGinnis left at 8:52 pm.

Jeff Watson moved to leave the closed session. Mike Burrage seconded the motion and it was approved 5/0.

Micah Edquist moved to give merit increases, in addition to the 4.1% COLA, to Chief Erik McGinnis in the amount of \$1,000 and \$8,000 to Administrator/Clerk Anita Blair or the amount needed for the Administrator/Clerk’s salary to equal the Police Chief’s salary. Jeff Watson seconded the motion and it was approved 4/0.

19. Adjournment: The meeting adjourned at 8:58 pm.

Mayor Michael “Frizbee” Herron

Date

Anita Blair, Administrator/Clerk

Date